

MINUTES OF THE NOVEMBER 4, 2009 DESIGN REVIEW BOARD

**CITY OF MESA**  
**MINUTES OF THE**  
**DESIGN REVIEW BOARD**  
**NOVEMBER 4, 2009**

A meeting of the Design Review Board was held in the Lower Level of the Council Chambers 57 East First Street, at 4:03 p.m.

MEMBERS PRESENT

Tim Nielsen - Chair  
Wendy LeSueur – Vice Chair  
Craig Boswell  
Delight Clark  
Greg Lambright  
Dan Maldonado

MEMBERS ABSENT

Tom Bottomley

OTHERS PRESENT

Lesley Davis  
Debbie Archuleta  
John Wesley  
Wahid Alam  
Angelica Guevara  
Tom Ellsworth  
Richard Dyer  
Gordon Haws  
Mike James  
Shahir Safi  
Paul Almond  
Mark Wanering  
Chris Scott  
Dan Freese  
Mike Bruz  
Carlos Sanches Soria

## MINUTES OF THE NOVEMBER 4, 2009 DESIGN REVIEW BOARD

**CASE:** Brown & Horne Gas Station  
758 E Brown

**REQUEST:** Review of a 2,760 sq ft gas canopy and a 3,600 sq. ft. C-store

### **DISCUSSION:**

Boardmember Wendy LeSueur

- Provide decorative bollards
- Show how the signage will work
- What is the material?
- How will the louvers be attached?
- How will you tie back the louver detail?

Boardmember Delight Clark

- Don't match the center

Boardmember Dan Maldonado

- Screen walls need to tie in with the building
- Landscaping should screen and soften the trash enclosure
- Soften the rear elevation, it will be very visible

Craig Boswell

- Will perforate metal on the building match the perforated metal on the canopy?
- Concerned there will be equipment or display behind the main window on the front
- 12' canopy is too short
- Provide light fixture detail
- Confirmed they were proposing b-deck painted white
- Confirmed the wall for the propane tank would be 4'-6"

Boardmember Greg Lambright

- Provide a sample of the perforated metal to be used
- 13'-6" in standard canopy height

Chair Tim Nielsen

- Sign will hang down
- What will signage look like?
- Metal panel where glass block is
- Steel beams at transom windows
- Protect the rigid steel fascia; it has to be a strong enough gauge so it won't bend and warp
- Only split face is on the in-sets

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- Standard block needs to be integral
- Clerestory windows to bring in natural light

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**CASE:** Chiller City  
563 W 3<sup>rd</sup> Ave

**REQUEST:** Review of a 26,971 sq. ft. office/factory

### **DISCUSSION:**

Paul Almond explained the concept was a winter forest in reveals. The building would be concrete tilt-up with 2" wide by 1" deep reveals. The lower section would have hammered look, the upper section would be stippled.

Boardmember Dan Maldonado

- How does landscaping tie in with the building?
- Use barrier landscaping at rear
- The landscaping should change throughout the year; use deciduous trees

Boardmember Greg Lambright

- Confirmed they will use 10" thick walls with 4" step backs

Boardmember Craig Boswell

- Zero lot line was approved in 2006
- Other properties in the area have zero lot lines
- Could the trees at the rear of the building be moved to the front of the building?
- Trees at rear are a waste, only need ground cover

Chair Tim Nielsen

- Think about using ornamental steel instead of reveals so they cast shadows
- Might be easier than reveals in concrete tilt-up
- Confirmed there would be no show room or retail
- Provide a sample of the different textures
- 4" step back at top of building
- Agree deciduous trees that lose their leaves in the winter would look nice with this building

## MINUTES OF THE NOVEMBER 4, 2009 DESIGN REVIEW BOARD

**CASE:** Power Road Park & Ride  
3055 N Power Rd

**REQUEST:** Review of a 4.9 acre City of Mesa Park & Ride

### **DISCUSSION:**

Challenging site, very narrow with large retention basins. The site is leased from ADOT. There will be two express routes and a Power Road route to Gateway Airport. Lighter more desert colors than the Gilbert Road site. Will use plants to soften the chain link fence along the CAP canal.

Boardmember Wendy LeSueur

- Leave the sidewalk it is safer
- Don't have to match the freeway
- Change the orange
- What will the pedestrian paving be? Provide sample with follow-up submittal
- Colors can be bold, but not orange

Boardmember Dan Maldonado

- The area at the platform should be an oasis, greener, lush
- Use sidewalk through middle to draw people to the platform
- Basins should be shaped, not so uniform
- Likes the way the landscaping works with the walls
- Work on better pedestrian connections

Boardmember Greg Lambright

- Split face block for screen walls
- Like the Chitalpa tree
- Put the retention underground
- Retaining in the off-site isn't legal
- Use a cream color, or something richer

Boardmember Craig Boswell

- Confirmed the screen walls along Power match the building
- Could they provide protection from rain at the platform?
- Concerned busses won't be able to make the turn
- Concern for visibility for cars backing out of spaces

Chair Tim Nielsen

- Need to provide better pedestrian connection

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- Drive aisle is 23'

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**CASE:** Country Club Park & Ride  
1830 South Country Club

**REQUEST:** Review of a 7.07 acre City of Mesa Park & Ride

### **DISCUSSION:**

They need at least 250 parking spaces. They are providing 295. The plaza is 52' wide. They want the plaza to be visible from Country Club. They want the main entry drive to be where the day laborers from across the street hang out so there will be a lot of people and the day laborers won't stay. The central drive aisle helps with the grading and drainage. The screening will be a combination of walls and dirt berms. They are providing a lot of landscaping to make it inviting. They don't have shade structures, but the shelters are oriented east west so they don't face the sun. It is not their job to help people get to the restaurants.

Mike James stated RPTA does not want buses to mix with people or vehicles. He also stated he wanted over 300 spaces.

Boardmember Greg Lambright

- Why can't it be built to the City property line?
- The driveways are too close to each other
- Could do a pork chop and make it 20'
- Get rid of the screen walls and use that money to do underground retention
- The retention to the north takes up a lot of space
- Don't paint the shelters orange

Chair Tim Nielsen

- Will there be a wall next to the service drive?
- People will try to park to the east
- The user wants to know where the "front door" is; how do they get in
- Put some of the grading and drainage underground
- Cost of land balances with the underground retention

Boardmember Wendy LeSueur

- People will try to use the bus drive as the driveway
- What is natural drainage?
- Could they put all of the retention to the south end?
- Change the platform so there won't be cross traffic
- Could they move the retention so you swing around it and the buses make a u-turn?

Boardmember Dan Maldonado

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- People will try to go east and there will be a bus coming at them
- Texture will not be enough to stop people from driving there
- Move the radius around and use the site walls
- Keep the same integration of landscaping

Boardmember Delight Clark

- Why are the shelters standard?
- Provide nicer shelters

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Other business:

None

Adjournment:

Respectfully submitted,

Debbie Archuleta  
Planning Assistant

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